

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/
(954) 797-1101

PREPARED BY: Carlo F. Galluccio III, Planner I

SUBJECT: Temporary Use Permit for a construction trailer

AFFECTED DISTRICT: District 4

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: TU 6-01-08/City of Sunrise/15400 Watermill Road/Generally located on the southwest corner of Stirling Road and Interstate 75. (Within the Hawke's Bluff development.)

REPORT IN BRIEF: The applicant is requesting a Temporary Use Permit for a construction trailer to be used for the duration of remodeling an existing water plant building. The trailer will be located on the northwest portion of the property and will be used as an office and to secure equipment/supplies after working hours.

DURATION OF EVENT: Until the completion of the remodeling.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that construction trailer will be adequately separated from adjacent uses, there will be no traffic generated on minor residential streets, and a vehicle-parking problem is not anticipated. In addition, the following conditions apply:

- (1) Any temporary use authorized by Town Council shall be approved and accepted as to all terms and conditions by the applicant in writing within ten (10) days of the date such temporary use is authorized. The applicant shall file such authorization with the Development Services Department.

- (2) A building permit must be secured prior to the placement of the construction trailer.
- (3) The construction trailer is authorized for a period of eighteen (18) months or until the remodeling work is completed and inspected, whichever is occurs sooner.

PREVIOUS ACTIONS: n/a

CONCURRENCES: The Development Review Committee has reviewed the application and has no objections to the request.

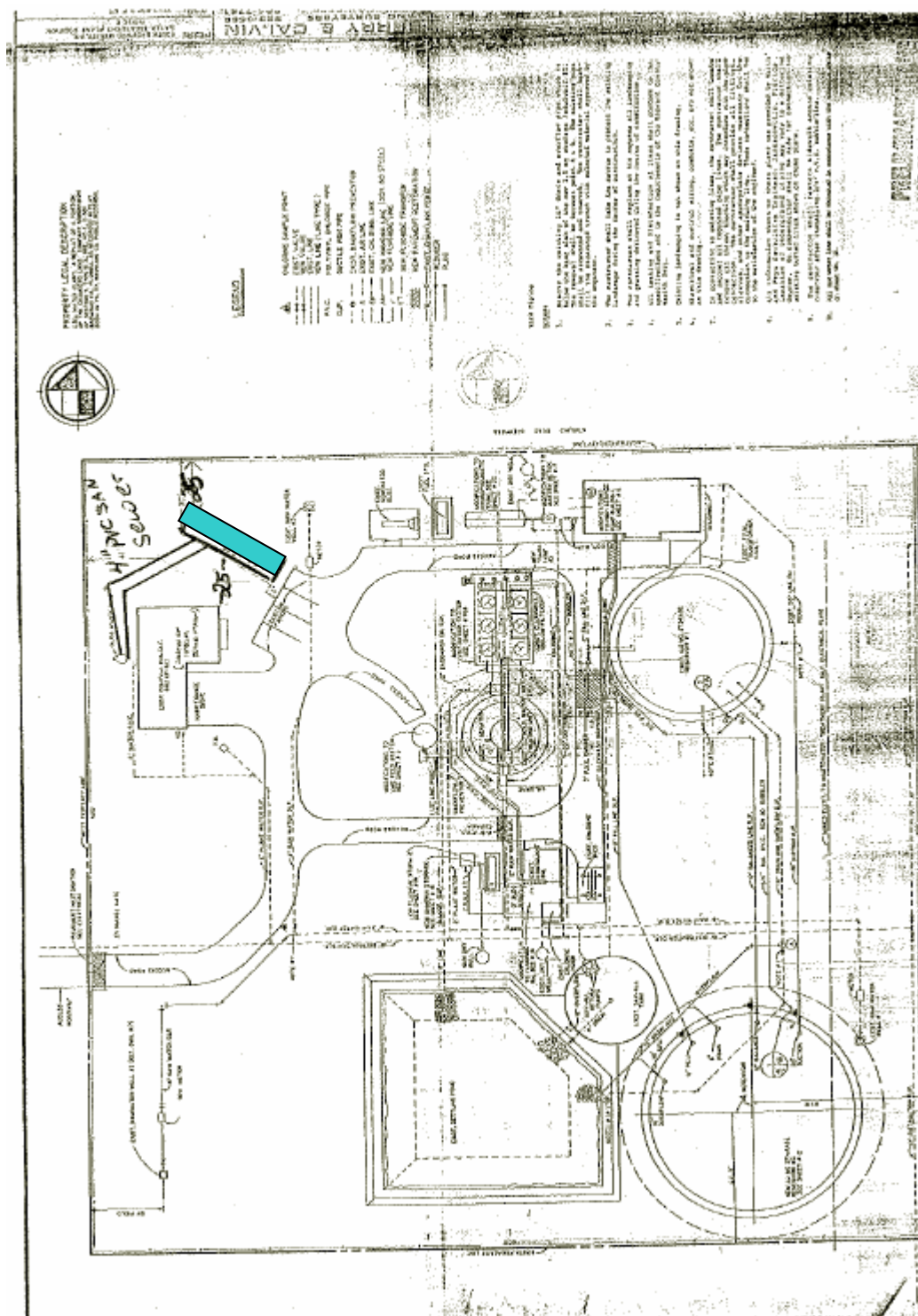
FISCAL IMPACT: not applicable

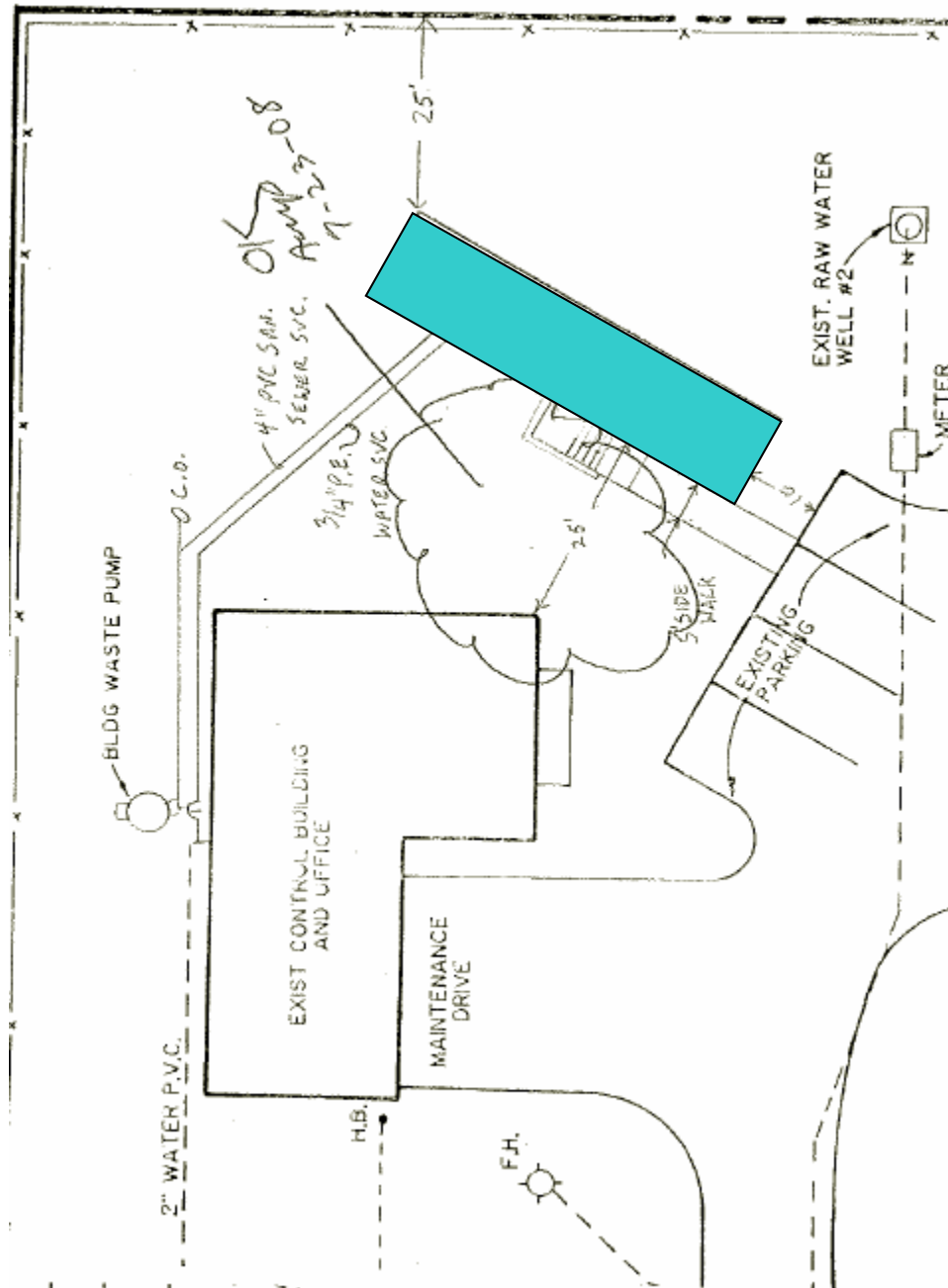
Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration

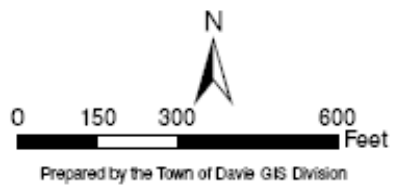
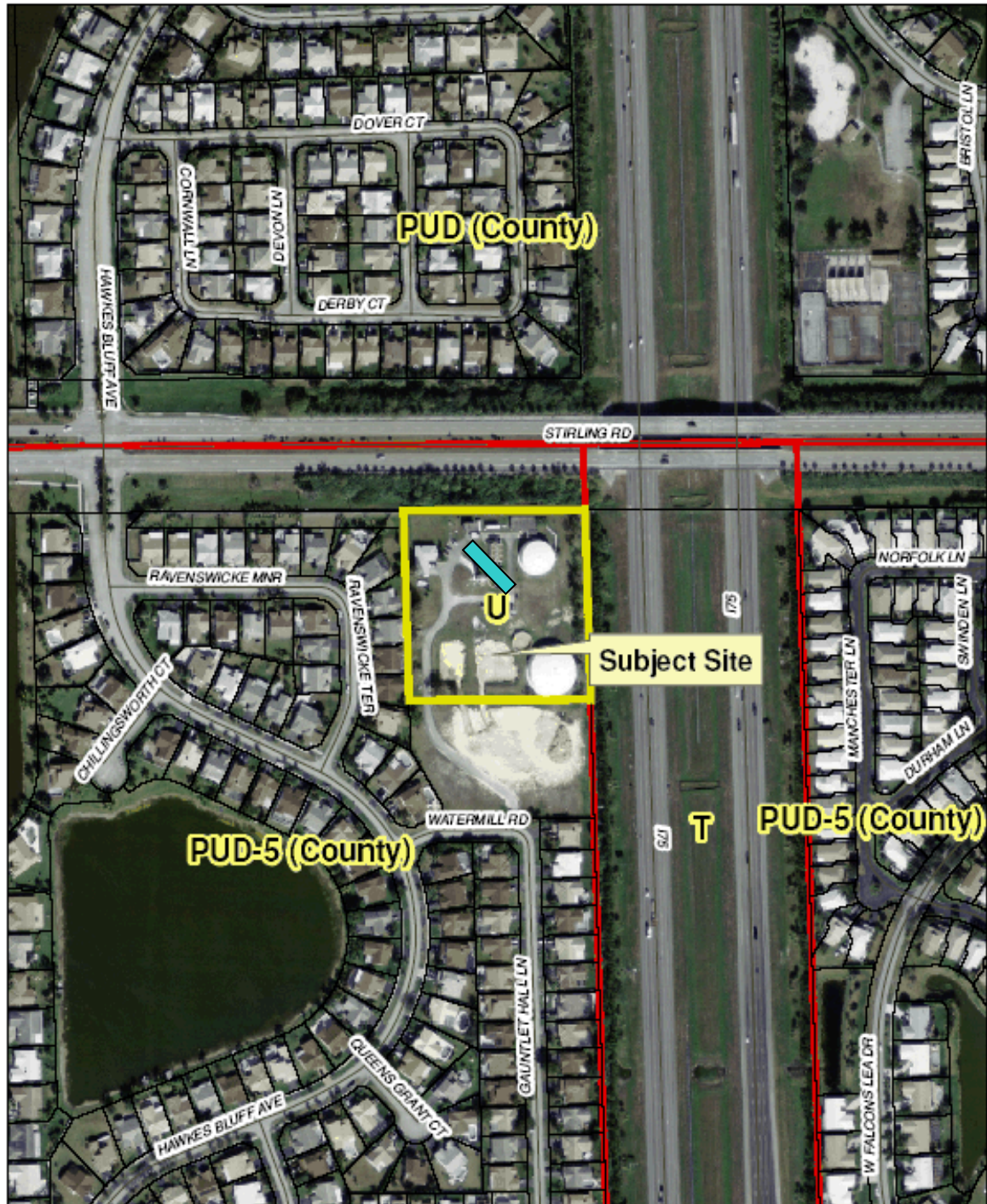
Attachment(s): Site Plan, Zoning Map, and Future Land Use Map

Site Plan





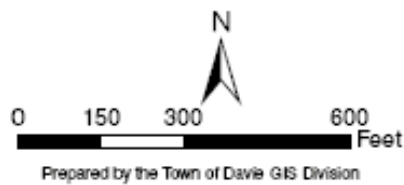
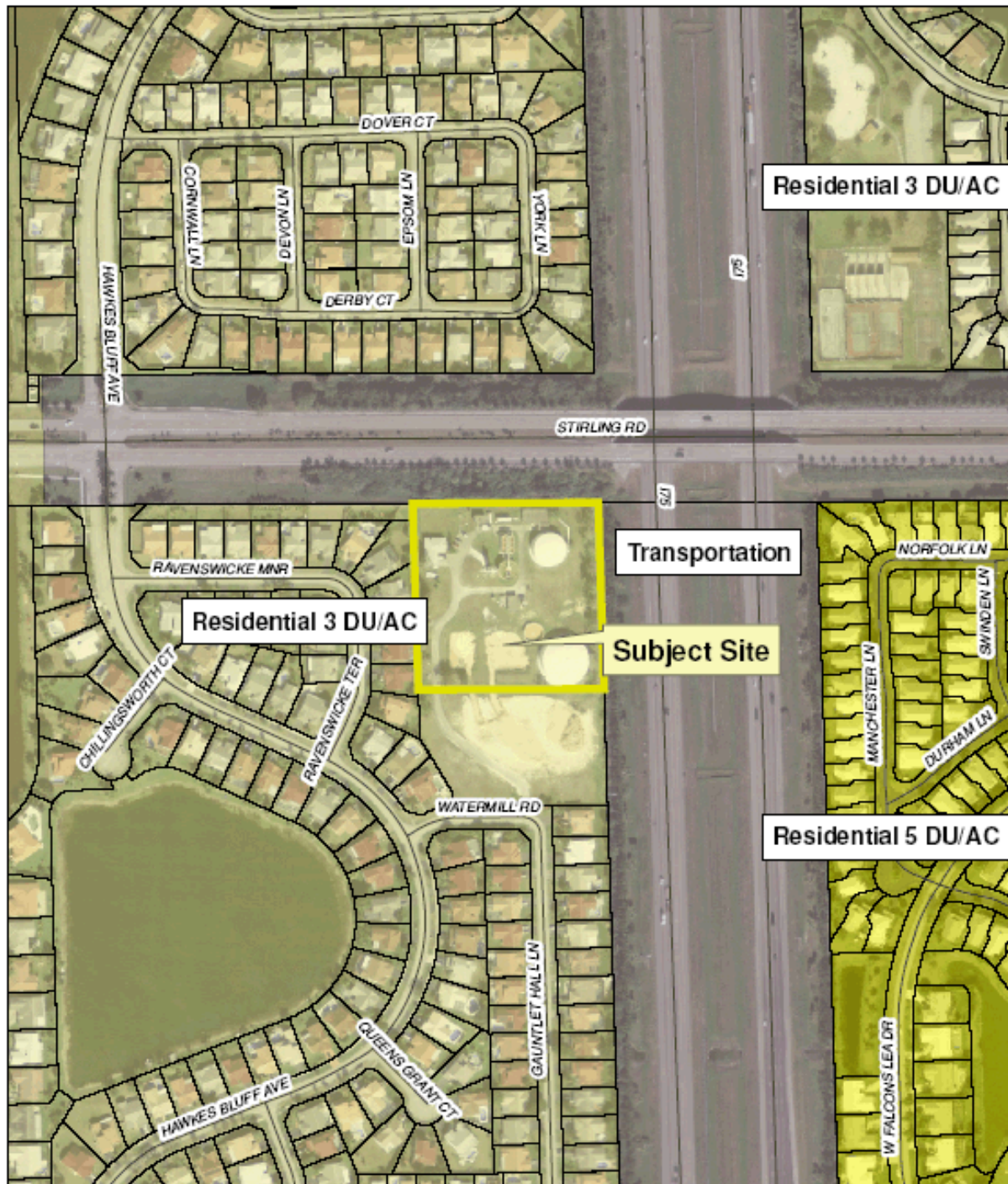
Aerial Zoning Map



Temporary Use
TU 6-1-08
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 7/24/08

Future Land Use Map



Temporary Use
TU 6-1-08
Future Land Use Map

Prepared by: ID
Date Prepared: 7/24/08

